

## ***NORTH COUNTY METRO***

**2000 Census Population.....29,922**

**Community 2020 Target.....52,967**

**April 2004 WC Map Population .....65,040**



### **APRIL 2004 WORKING COPY MAP**

The key objective is to increase residential densities in areas that are appropriate for higher density development, and to lower residential densities in areas that have environmental constraints and/or are located outside the CWA boundary.

### **KEY COMMUNITY ISSUES**

- Varying levels of sewer, water, and emergency services available
- Ensure preservation of agriculture in areas adjacent to rapidly growing cities
- Increased traffic throughout the sub-region may negatively affect the rural character of non-urbanized communities
- Annexations to the adjacent cities of Escondido, San Diego, San Marcos, Vista, and Oceanside are often inconsistent with the character of unincorporated community planning areas

### **COMMUNITY SPECIFIC PLANNING RATIONALE**

- Higher density development is planned west of the CWA boundary. Density designations took into account existing patterns of development as well as the surrounding character of adjacent jurisdictions
- The eastern portion of the North County Metro community is planned for lower density development. Most of this area is

located outside of the CWA boundary and contains rugged terrain and significant biological resources

- The Harmony Grove portion of North County Metro is discussed with the San Dieguito Community Planning Area

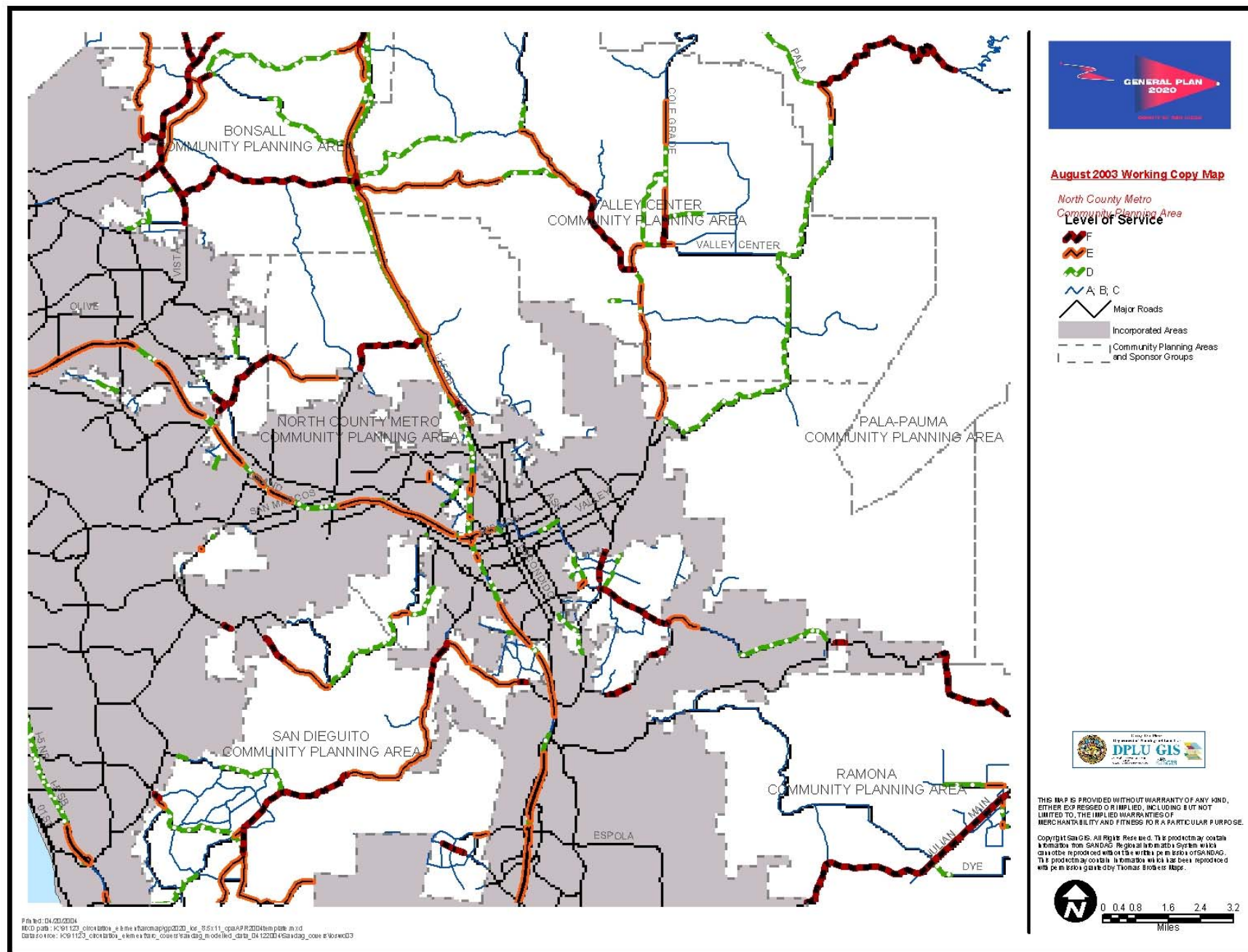
### **TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be about 52 lane-miles of roads operating at LOS E or F in North County Metro. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$138 million.

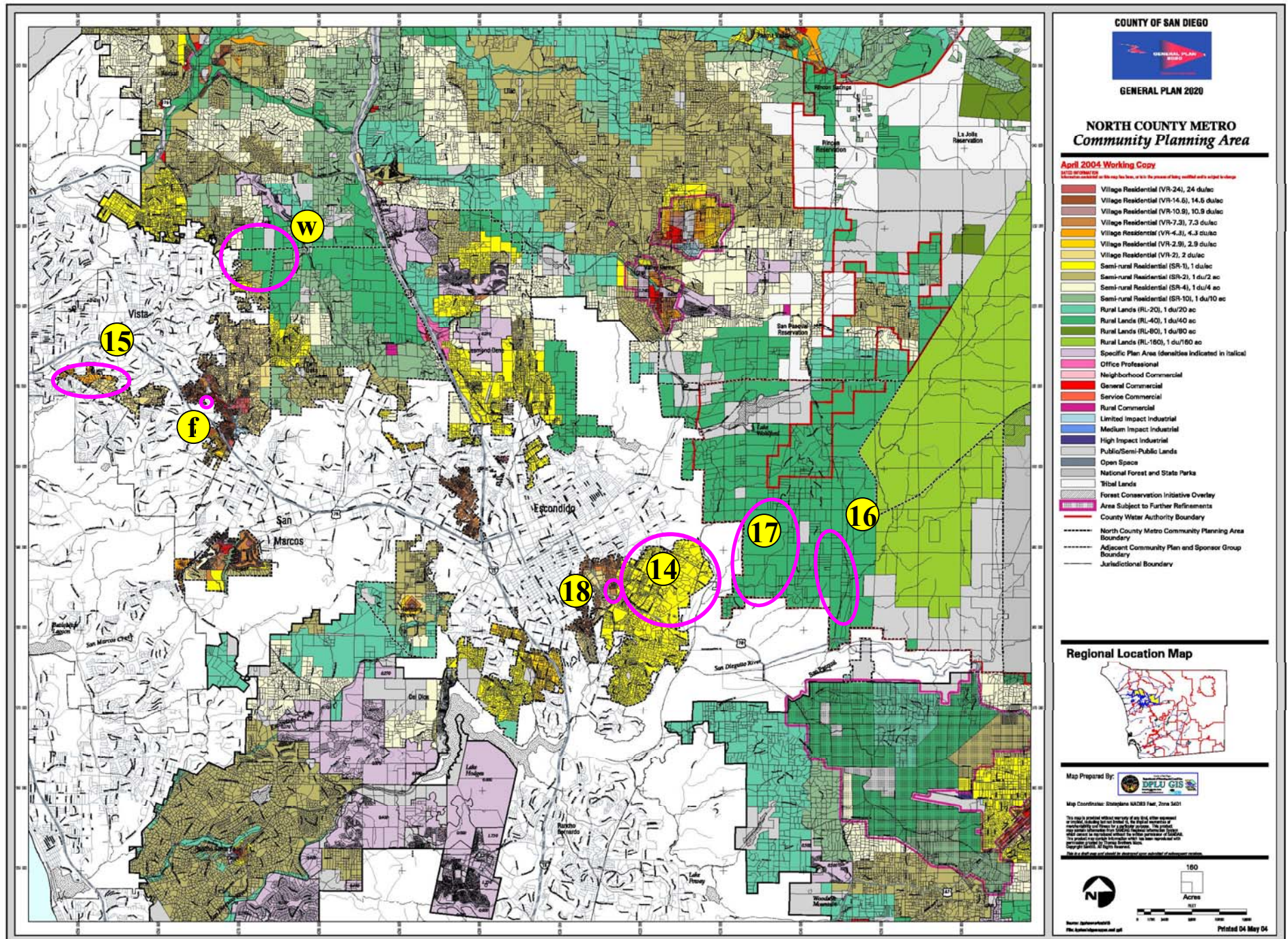
Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 93 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$331 million for North County Metro.

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<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map. Preliminary forecasts do not include Stonegate, a large proposed residential development in the Twin Oaks community.







**RESIDENTIAL PROPERTY REFERRALS**

<b>14</b>	<b>Ben Hillebracht</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	
<b>15</b>	<b>Boyd West</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Village: 2 du/acre	Village: 4.3 du/acre	Village: 4.3 du/acre	Village: 4.3 du/acre	
<b>16</b>	<b>Brad Gephardt</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> </ul>		<p>This property is groundwater dependent and lies east of the CWA boundary in the vicinity north of the Wild Animal Park. The referral has been given a density of 1 du/40 acres because the majority of this area contains steep slopes greater than 25 percent, and many of the parcels have slopes greater than 50 percent. Additionally, the majority of this land is in the proposed North County MSCP preserve area.</p>		



<b>17</b>	<b>Thure Stedt</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/40 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Assign densities based on the characteristics of the land</i></li> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Reduce public costs</i></li> </ul>		<p>The City of Escondido recently denied a specific plan, pre-zoning, and tentative map for this property and recommended exclusion of this area within its Sphere of Influence update. LAFCO concurred with the City of Escondido. However, the Escondido General Plan identifies a 1 du/20 acre density designation for this area. A Rural Lands density of 1 du/40 acres is proposed because the majority of this area contains slopes greater than 25 percent; it is located in an area not readily served by existing infrastructure or services; the northern portion is located within the proposed North County MSCP preserve area; and the property is groundwater dependent.</p>		
<b>18</b>	<b>Jim Whalen</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral</b></u>	<u><b>April 2004 WC:</b></u>	
	Village: 7.3 du/acre	Village: 7.3 du/acre	Village: 7.3 du/acre	Village: 7.3 du/acre	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Assign densities based on the characteristics of the land</i></li> <li>• <i>Develop an internally consistent general plan</i></li> </ul>		<p>Staff disagreed with the referral request of 14.5 du/acre because the property is surrounded by single-family residential development and it is adjacent to active agriculture in the south and east. However, it will be referred to the upcoming Commercial/Industrial review.</p>		

f	Kourosh Hangafarin			
	<u>December 2002 WC:</u> Village Core: 14.5 du/acre	<u>August 2003 WC:</u> Village Core: 14.5 du/acre	<u>October Traffic Referral:</u> Village Core: 14.5 du/acre	<u>April 2004 WC:</u> Village Core: 14.5 du/acre
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>Develop an internally consistent general plan</li> <li>Locate growth near infrastructure, services and jobs</li> </ul>		<u>Rationale for April 2004 WC:</u> This property is near the proposed Sprinter Oceanside to Escondido Rail corridor. This type of service is appropriate for higher density development. Village densities have been assigned to this referral, which also provides for a more coherent transition into the adjacent commercial and urban densities along the South Santa Fe Avenue corridor and the adjacent City of Vista.	

## OTHER MAP CHANGES

w	Adjacent to the Northwest Corner of Twin Oaks			
	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/20 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres	
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>Assign densities based on characteristics of the land</li> </ul>		<u>Rationale for April 2004 WC:</u> This area was given a lower density than shown on the August 2003 map because of environmental constraints on the property. The majority of the property contains steep slopes greater than 25 percent.	